






EXCLUSIVE LISTINGS SUMMARY MARCH 2025

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing! 	Multi-Tenant Investment/Owner User Property 14225 - 115 Avenue NW, Edmonton, AB	\$1,950,000.00 View Brochure Scott Endres	16,670 sq ft ±	<ul style="list-style-type: none"> • Exceptional investment/owner user opportunity located on a corner lot • Well maintained with two stable, long-term tenants and multiple new leases • A secure and reliable investment or owner will vacate to allow an owner-operator to move in
Price Reduced! 	7,206 Sq Ft Stand-Alone Building 15740 Stony Plain Rd NW, Edmonton, AB	\$1,495,000.00 View Brochure Marcus Schwabe	7,206 sq ft ±	<ul style="list-style-type: none"> • Commercial kitchen with 12' hood • Main and second floors could be individually leased • Corner lot with high visibility on Stony Plain Rd
	Atomic Centre Office/Warehouse Condo 15363 117 Avenue NW, Edmonton, AB	\$495,000.00 View Brochure Scott Endres	4,626 sq ft ±	<ul style="list-style-type: none"> • Two-storey commercial office condo with rear warehouse space • Located just off 118 Avenue & 156 Street • Fully paved marshalling area
	Calgary Trail Retail/Office Space 2920 Calgary Trail, Edmonton, AB	\$1,975,000.00 (lease option) View Brochure Scott Endres	5,555 sq ft ±	<ul style="list-style-type: none"> • 2nd floor space • Elevator • Excellent on-site free parking
	Prime Condo Space On 164 Street 10084/10062 164 St NW, Edmonton, AB	\$670,000.00 View Brochure Joel Wolski	2,400 sq ft ±	<ul style="list-style-type: none"> • Two storey space features front and back entrances leading to an openconcept main floor ready for your development • Ideal for office or retail use • Ample parking at the front and back



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FMC189 Office/Warehouse

18905 111 Ave NW,
Edmonton, AB

\$1,068,000.00 3,900 sq ft ±

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[Thomas Braun](#)

- Developed prime commercial industrial/ office real estate just off 111 Avenue
- Modern office/warehouse unit has energized grade loading, 12 ft (+/-) clear ceilings and fully developed office space on two floors with three washrooms, full kitchen, kitchenette



MT10 Flex Condo

11320 119 Street NW,
Edmonton, AB

\$365,750.00
(lease option) 1,578 sq ft ±

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[Thomas Braun](#)

- **Irresistible Offer!**
- Vendor Financing: 85% LTV, Prime minus 2%, Interest only payments for 2 years.*
- Lease-to-Own: 25% rent credit towards purchase price, 3-year fixed price, up to 6 months of free basic rent.*



979 Fir

#210, 979 Fir Street,
Sherwood Park, AB

\$799,000.00
(lease option) 2,844 sq ft ±

[View Brochure](#)

[Thomas Braun](#)

- End-cap, flex condominium unit
- South-facing property with exposure to Wye Road with front parking and oversized rear parking and marshalling area
- Two overhead, grade-level loading doors



Sherwood Park Office Condo

#112, 160 Broadway Blvd,
Sherwood Park, Ab

\$499,999.00
(lease option) 1,442 sq ft ±

[View Brochure](#)

[Tyler Weiman](#)

- High-end office/retail space built out
- Space consists of reception, meeting/ boardroom, two (2) offices, kitchen area, washroom and utility/storage room
- Ideal for retail or professional office users



Sherwood Park Office/Warehouse

#110, 120 Pembina Road,
Sherwood Park, AB

\$1,875,000.00 6,534 sq ft ±

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[Scott Endres](#)

- Two-storey office/warehouse space
- Main floor consists of 3,406 sq ft ± with showroom, 4 offices and bull pen area as well as 1,228 sq ft ± warehouse space with grade loading OH doors
- Second floor consists of 1,900 sq ft ± with boardroom, bull pen area and storage rooms



Sherwood Park Office Building

2112 Premier Way,
Sherwood Park, AB

\$5,900,000.00 27,231 sq ft ±

[View Brochure](#)

[Marcus Schwabe](#)

- 10,292 sq ft ± heated underground parking
- Multiple boardrooms, kitchens and decks
- Elevator to all 4 floors



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Price Reduced!



61,994 Sq Ft Office/ Retail

2134 Premier Way,
Sherwood Park, AB

\$9,900,000.00
(\$160/sq ft)

[View Brochure](#)

[Marcus Schwabe](#)

61,994 sq ft ±
on 3 floors

- 20,639 sq ft ± heated underground parking (49 stalls)
- 108 surface parking stalls
- Roughed in elevator to all 4 floors

Emerald Park North

895/897 Pembina Road,
Sherwood Park, AB

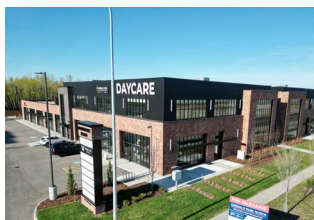
\$479,000.00 -
\$1,527,000.00
(lease options)

[View Brochure](#)

[Scott Endres](#)

1,350 - 4,275 sq
ft ±

- Sherwood Park's newest commercial development
- Immediate possession
- Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive



Main Floor Unit At Wye Business Centre

#400 & #405,
450 Ordze Road,
Sherwood Park, AB

\$990,000.00
(lease option)

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[Scott Endres](#)

3,100 sq ft ±

- Main floor commercial unit
- Built out as a turnkey gym space
- Located just off Wye Road with excellent access & close proximity to numerous amenities



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OTHER

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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	 <p>Second Floor Office Space</p> <p>10607 82 St NW, Edmonton, AB</p>	<p>Starting at \$10.00/sq ft</p> <p>View Brochure</p> <p>Steven Budjak</p>	<p>2,002 - 4,158 sq ft ±</p>	<ul style="list-style-type: none"> • Second floor office space with ability to be demised • Build out includes 8 offices, 3 boardrooms, open bull pen area, kitchen area and 2 washrooms • Tenant Incentive: Up to 8 months free rent
	 <p>Main Floor Space In Queen Mary Park</p> <p>11715D 108 Avenue NW, Edmonton, AB</p>	<p>\$17.00/sq ft</p> <p>View Brochure</p> <p>Joel Wolski</p>	<p>5,134 sq ft ±</p>	<ul style="list-style-type: none"> • Fully built out main floor space for speciality retail, fitness or daycare • Centrally located building • Currently built out as a gym with lunchroom and washrooms
	 <p>Shared Office Space In South Edmonton</p> <p>#117, 8905 51 Avenue NW, Edmonton, AB</p>	<p>\$3,500/month</p> <p>View Brochure</p> <p>Cody Huchkowski</p>	<p>1,203 sq ft ±</p>	<ul style="list-style-type: none"> • 2 offices and bullpen area available for sub-lease • Shared boardroom, kitchen and washrooms • Ideal for a variety of professional uses such as accountants, lawyers, bookkeepers, etc.
	 <p>Character Whyte Avenue Office Space</p> <p>10754 82 Avenue NW, Edmonton, AB</p>	<p>Market</p> <p>View Brochure</p> <p>Kelly Gibbon</p>	<p>3,000 sq ft ±</p>	<ul style="list-style-type: none"> • Excellent location in the heart of vibrant Old Strathcona, fronting Whyte Avenue • Fully furnished, turnkey office space • Fantastic signage and visibility
	 <p>Office Space In United Building</p> <p>10650 - 113 St. NW, Edmonton AB</p>	<p>\$4,300.00/ month</p> <p>View Brochure</p> <p>Thomas Braun</p>	<p>3,300 sq ft ±</p>	<ul style="list-style-type: none"> • Bright, hip and modern tech-like offices • Building is geared towards tech and incubator-like companies and startups • Layout includes (6) offices, (1) kitchen, (1) boardroom, (1) creative / lounge area (2) bullpen / open areas, (2) dedicate washrooms and simple, out-front parking
	 <p>119 Street Character Office Space</p> <p>Unit 102, 11302-119 St NW, Edmonton, AB</p>	<p>\$11.75/sq ft</p> <p>View Brochure</p> <p>Joel Wolski</p>	<p>1,842 sq ft ±</p>	<ul style="list-style-type: none"> • Open high beam ceiling and exposed brick • Include executive offices, reception areas, large boardrooms & open work spaces • Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more



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Meridian Place

\$16.00/sq ft

2,000 - 8,000
sq ft ±

- Newer building with flexible floor plan
- Undeveloped, demisable space
- Ample surface parking - 3 stalls per 1,000 sq ft

7657 50 Street NW,
Edmonton, AB

[View Brochure](#)

[Dave Quest](#)



MT10 Flex Condo

\$9.99/sq ft net
(purchase
option)

1,578 sq ft ±

- **Irresistible Offer!**
- Vendor Financing: 85% LTV, Prime minus 2%, Interest only payments for 2 years.*
- Lease-to-Own: 25% rent credit towards purchase price, 3-year fixed price, up to 6 months of free basic rent.*

11320 119 Street NW,
Edmonton, AB

[View Brochure](#)

[Thomas Braun](#)



119 Street Character Office Space

\$11.75/sq ft

2,320 sq ft ±

- Open high beam ceiling and exposed brick
- Include executive offices, reception areas, large boardrooms & open work spaces
- Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more

Unit 1, 11302-119 St NW,
Edmonton, AB

[View Brochure](#)

[Scott Endres](#)



Double L Industrial Office

\$12.00/sq ft

4,945 sq ft ±

- Second floor office space off 17th Street in Strathcona County, AB
- Built in 2010 with executive offices and high-utility shop and yard
- Second floor office has a separate entrance, 5 offices, boardroom, admin area, 2 washrooms and a large training or storage area

8917 13 Street,
Edmonton, AB

[View Brochure](#)

[Thomas Braun](#)



Adtel Office Building

Starting at
\$900.00/mo

900 - 1,800
sq ft ±

- Choose from one-off executive offices (120 sq ft ±) on a short-term basis to eight offices with reception (1,800sq ft ±) on a longer-term basis.
- Shared amenities include 18 ft ± ceiling boardroom, two meeting rooms, reception, waiting area, and fully fixtured kitchen/ lunchroom
- Parking is gated and fenced

11630 Kingsway NW,
Edmonton AB

[View Brochure](#)

[Thomas Braun](#)



Shoppes At NW Crossing

\$19.00/sq ft

2,213 sq ft ±

- Tenant Incentive! 9 months free net rent on a 5 year term
- Shell space ready for Tenant fixturing
- High profile retail location located at the corner of 137 Avenue & Mark Messier (St. Albert) Trail

180 Mistatim Road NW,
Edmonton, AB

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	<p>Calgary Trail Retail/Office Space</p> <p>2920 Calgary Trail, Edmonton, AB</p>	<p>\$27.00/sq ft (purchase option)</p>	<p>5,555 sq ft ±</p>	<ul style="list-style-type: none"> • 2nd floor space • Elevator • Excellent on-site free parking
	<p>119 Street Character Office Space</p> <p>Unit 6, 11302-119 St NW, Edmonton, AB</p>	<p>\$9.00/sq ft</p>	<p>868 ft ±</p>	<ul style="list-style-type: none"> • Open high beam ceiling and exposed brick • Include executive offices, reception areas, large boardrooms & open work spaces • Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more
	<p>Meridian Place</p> <p>#204, 7633 - 50 St NW, Edmonton, AB</p>	<p>\$14.00/sq ft</p>	<p>7,000 sq ft ±</p>	<ul style="list-style-type: none"> • Second floor office space • Well managed and maintained building • Ample surface parking
	<p>Village Park Mall</p> <p>937 Fir Street, Sherwood Park, AB</p>	<p>\$16.00/sq ft</p>	<p>1,413 sq ft ±</p>	<ul style="list-style-type: none"> • New tenant incentive! • Lobby renovation complete! Exterior renovations planned! • High visibility from Wye Road/Sherwood Park Freeway
	<p>Sherwood Park Commercial Condo</p> <p>132, 150 Chippewa Rd, Sherwood Park, AB</p>	<p>Market</p>	<p>5,300 sq ft ±</p>	<ul style="list-style-type: none"> • Fully developed, two-storey office space - can be leased with furnishings • Main floor consists of reception, meeting room, board room and handicapped washroom • Second floor consists of 9 offices, 7 workstations, 2 conference rooms, 2 washrooms, kitchen and file storage room
	<p>Broadmoor Baseline Crossing</p> <p>Unit #12, 975 Broadmoor Blvd, Sherwood Park, AB</p>	<p>\$22.00/sq ft</p>	<p>1,378 sq ft ±</p>	<ul style="list-style-type: none"> • Ideal location on Baseline Road in Sherwood Park • Excellent visibility with high traffic - an average of 36,000 vehicles per day • Great access and ample parking



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	979 Fir #210, 979 Fir Street, Sherwood Park, AB	\$17.99/sq ft (purchase option) View Brochure Thomas Braun	2,844 sq ft ±	<ul style="list-style-type: none"> • End-cap, flex condominium unit • South-facing property with exposure to Wye Road with front parking and oversized rear parking and marshalling area • Two overhead, grade-level loading doors
	Office/Retail Space 48 & 50 Brentwood Blvd., Sherwood Park, AB	\$15.00/sq ft View Brochure Marcus Schwabe	1,089 - 3,336 sq ft ±	<ul style="list-style-type: none"> • Great location in central Sherwood Park • Great for all medical, dental and retail/office uses • First and second floor space available
	Main Floor Unit At Wye Business Centre #400 & #405, 450 Ordze Road, Sherwood Park, AB	\$20.00/sq ft (purchase option) View Brochure Scott Endres	3,100 sq ft ±	<ul style="list-style-type: none"> • Main floor commercial unit • Built out as a turnkey gym space • Located just off Wye Road with excellent access & close proximity to numerous amenities
	Emerald Park North 895/897 Pembina Road, Sherwood Park, AB	\$19.00/sq ft - \$23.00/sq ft (purchase options) View Brochure Scott Endres	1,350 - 4,275 sq ft ±	<ul style="list-style-type: none"> • Sherwood Park's newest commercial development • Immediate possession • Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive
	Village Park Mall 957 Fir Street, Sherwood Park, AB	\$19.00/sq ft View Brochure Scott Endres	1,749 sq ft ±	<ul style="list-style-type: none"> • New tenant incentive! • Exterior renovations planned • High visibility from Wye Road/Sherwood Park Freeway
	Sherwood Park Office Condo #112, 160 Broadway Blvd, Sherwood Park, AB	\$22.00/sq ft (purchase option) View Brochure Tyler Weiman	1,442 sq ft ±	<ul style="list-style-type: none"> • High-end office/retail space built out • Space consists of reception, meeting/boardroom, two (2) offices, kitchen area, washroom and utility/storage room • Ideal for retail or professional office users



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	CR150 Retail /Office/ Flex Condo #122, 150 Chippewa Road, Sherwood Park, AB	\$22.00/sq ft View Brochure Thomas Braun	3,205 sq ft ±	<ul style="list-style-type: none"> Bright retail/office flex space off Chippewa Road in Sherwood Park, AB Fully developed space with high-end finishing on two floors Outstanding parking
	Super 8 Business Centre 26 Strathmoor Drive, Sherwood Park, AB	See Brochure View Brochure Joel Wolski	602 - 1,843 sq ft ±	<ul style="list-style-type: none"> 2 office units Common washrooms for smaller offices Excellent access to Broadmoor Blvd, Yellowhead Hwy and Anthony Henday
	Office/Warehouse Bays 11121 - 83 Avenue, Fort Saskatchewan, AB	Market View Brochure Tyler Weiman	2,800 sq ft ±	<ul style="list-style-type: none"> Consists of 6 offices, reception area, kitchen, washrooms (with shower) and utility rooms Fibre Optic network and reliability Well maintained property with ample parking which can accommodate a variety of uses
	Main Floor Commercial Units 1135 St. Albert Trail, St. Albert, AB	\$27.50/sq ft View Brochure Joel Wolski	1,000 – 5,160 sq ft ±	<ul style="list-style-type: none"> Main floor space available Shell space ready for fixturing Located in the northern district of St. Albert along St. Albert Trail
	Modern Office Space #201 & 214, 3910 84 Ave, Leduc AB	\$3,250.00/ month View Brochure Bert Gaudet	2,000 sq ft ±	<ul style="list-style-type: none"> 2nd floor kitchen Ample parking on site Storage space included



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